

ROCKY HILL PLANNING BOARD
Minutes of the April 12, 2005 Meeting

Present: Ayrey, Cann, Harris, Hasser, Nolan, Pihokken, Roshetar, Whitlock, Youtz, Yuchmow

Absent: Oakley

Also present: V. Bollheimer and K. Philip

Statement Of Adequate Notice

Pursuant to the Sunshine Law, a notice of this meeting's date, time, place and agenda was mailed to the news media, posted on the Municipal bulletin board and filed with the Municipal Clerk. The meeting was called to order at 7:30 p.m.

Open Public Comment Period: The meeting was opened to the public. Being that there were no comments, a motion was made and seconded to close the public comment period. The vote was 9-0 in favor. Motion carried.

J. Hasser did not participate in the meeting

Approval of Minutes: March 8, 2005

Motion was made by R. Whitlock and B. Nolan seconded the motion to approve the minutes of March 8, 2005. The vote was 9-0 in favor. Motion carried.

Chairman's Comments/Announcements

Chairman Pihokken stated that one additional item is being added to the agenda, a review of a minor preservation plan.

Chairman Pihokken stated that the architects for the Lyric Hall were awarded the Good Neighbor Award for the renovation of Lyric Hall. Information will be provided to the Borough regarding a scheduled luncheon. He then advised that a technical review committee to review applications for completeness was recommended and is considered an acceptable practice. Chairman Pihokken asked for nomination for a committee made up of the Planning Board Chair, Planning Board Vice-Chair, Zoning Officer, an architect from LRK (Looney Ricks Kiss), the Borough Planner, Borough Engineer and Planning Board attorney. The meeting was then opened to the public. Being that no one addressed the Board, motion was made and seconded to close the public portion of the meeting. The vote was 9-0 in favor. Motion carried.

A motion was made by B. Nolan and R. Whitlock seconded the motion to approve the formation of the Technical Review Committee. The vote was 9-0 in favor. Motion carried.

Ordinance Referral Review:

Section 704.2.g (maximum building height of dwelling requirements in the bulk standards for R-1C (age-restricted/traditional neighborhood development):

Chairman Pihokken stated that Borough Council referred an ordinance amendment to the Planning Board for review. V. Bollheimer stated that the Planning Board is responsible to review and make recommended changes to the ordinance so that it is consistent with the Master Plan. The Planning Board would send a recommendation back to Council after review. V. Bollheimer advised that the changes proposed define where the height of a structure is measured

from. Board discussion then took place. The meeting was then opened to the public. Being that no one addressed the board, motion was made and seconded to close the public portion. The vote was 9-0 in favor. Motion carried.

T. Roshetar stated that the ordinance is not inconsistent with the Master Plan. A motion was made by T. Roshetar and C. Cann seconded the motion to recommend approval of the proposed amendments to Ordinance 704.2.g. The vote was 9-0 in favor. Motion carried.

FOR: Ayrey, Cann, Harris, Nolan, Pihokken,k Roshetar, Whitlock, Youtz, Yuchmow
AGAINST: None
ABSTAIN: None

Chairman Pihokken then requested that V. Bollheimer hand out copies of the development agreement of the Schafer tract to the Board for their review. He advised that last year the Borough had retained the services of a planning firm (Looney Ricks Kiss) to assist in the settlement and create the ordinance. He stated that he would like to get an agreement with LRK to serve as a consultant in the development of the Schafer tract. B. Nolan stated that LRK helped the Planning Board define the historic elements and design elements for this parcel. Motion was made by T. Whitlock and B. Nolan seconded the motion to establish a professional agreement with Looney Ricks Kiss (LRK). C. Pihokken stated that an escrow account will be established for their services. V. Bollheimer recommended that the professional services agreement (PSA) be prepared to cover the entire year, not just for this project.

The vote was 9-0 in favor. Motion carried.

FOR: Ayrey, Cann, Harris, Nolan, Pihokken,k Roshetar, Whitlock, Youtz, Yuchmow
AGAINST: None
ABSTAIN: None

NEW BUSINESS

J. Yuchmow acknowledged several applications which had been considered by the Historic Subcommittee:

Dr. Haynes, 201 Washington Street - He requested approval to replace the shingles on the roof of his home. He spoke with Mr. Raffaelli so a permit can be attained. Mr. Raffaelli stated that Mr. Haynes is the prospective owner of the home; he spoke with the current owner and the owner has provided his permission for the improvement.

Doris Schneider, 113 Washington Street - Replacement of roof shingles. He spoke with Mr. Raffaelli so a permit can be issued.

Mr. Raffaelli stated that George White requested window replacement in the back of his home. This was approved because this improvement could not be seen from the road. Another proposal came in for 94 Princeton Avenue, Eden House, cooling unit installed underground.

Minor Site Plan - Preservation Review

David Dorey
142 Washington Street

C. Pihokken stated that the Historic Subcommittee reviewed the proposed design and requested a preservation application for review. He advised that the modification that the homeowner is requesting is the enlargement of the front steps of his home.

David Dorey, was sworn in and presented a picture of his home and stated that the shutters were removed because it was being painted. He stated that the front porch deck is in a state of disrepair, it is 12 to 16 inches from the ground and the brick has been replaced but after a few years it breaks or crumbles. Two wrought iron railings are anchored in to the brick and go through the shutters on the house. He is attempting to make the porch safe and rather than making it larger he decided to use the peak of the house as the guideline for the width of the porch (6 ft. 6 in.), he stated that the porch will be smaller than the existing porch. Mr. Dorey stated that he proposes to extend the peak of the house two-feet to completely cover the porch area and support two colonial columns. The porch would be made of wood with wooden railings which would be attached to the house. He presented three photographs of improvements in the area that are similar to what is being proposed. He concluded by stating that the handrails and porch will be made of wood.

Motion was made by R. Whitlock and B. Nolan to approve the preservation plan for 142 Washington Street. The vote was 9-0 in favor. Motion carried.

FOR: Ayrey, Cann, Harris, Nolan, Pihokken, Roshetar, Whitlock, Youtz, Yuchmow

AGAINST: None

ABSTAIN: None

OTHER BUSINESS

T. Roshetar commented that the property owners of 91 Princeton Avenue are making attempts to clean up the property. He stated that the portico on the front of the home is new but he is not aware that a plan was presented to the Board. T. Whitlock stated that single family homes are exempt from site plan review if it meets the zoning standards.

Motion was made by B. Nolan and C. Cann seconded to adjourn the meeting at 8:15 p.m. All members present were in favor. The vote was 9-0 in favor. Motion carried.

The next meeting is scheduled for Tuesday, June 14, 2005.

Respectfully submitted,

Kerry A. Philip
Recording Secretary